

# **“The City With a Heart”**



Rick Biasotti, Chair  
Marie Kayal, Vice Chair  
Kevin Chase  
Mary Lou Johnson  
Sujendra Mishra  
Perry Petersen  
Joe Sammut

## **AGENDA**

### **PLANNING COMMISSION MEETING**

**[View Full Meeting](#)**

**April 5, 2016**  
**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

#### **ROLL CALL**

#### **PLEDGE OF ALLEGIANCE**

#### **1. APPROVAL OF MINUTES: March 15, 2016**

#### **2. COMMUNICATIONS**

#### **3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendaized pursuant to State Law.

#### **4. ANNOUNCEMENT OF CONFLICT OF INTEREST**

#### **5. PUBLIC HEARINGS:**

##### **A. 859 Green Avenue (APN: 020-115-060)**

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a two-story addition at the rear of the building that would add 737 square feet of floor area to the existing single-family dwelling thereby increasing its gross floor area by more than 50% (81%), requiring a use permit pursuant to Section 12.200.030 of the San Bruno Municipal Code. The finished house would have 1,648 square feet of gross floor area, including the garage. Rolando Mena (Applicant and Owner). **UP-16-003**

**B. 110 Elm Avenue (APN: 020-414-300)**

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a two-story addition at the south side of a single-family dwelling that would add 1,738 square feet of floor area to the existing dwelling thereby increasing its floor area by more than 50% (172%) per Section 12.200.030 of the San Bruno Municipal Code (S.B.M.C.). The finished house would have 2,738 square feet of gross floor area, including the garage. Jason Lui (Applicant and Owner). **UP-16-001**

**C. 139 Florida Avenue (APN: 020-375-130)**

Zoning: R-2 (Low Density Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow a 1,010 square foot first and second floor addition with a detached 426 square foot garage, increasing the gross floor area from 1,070 square feet to 2,296 square feet, increasing the gross floor area of the existing home by greater than 50% (115%); and a Parking Exception to allow tandem garage parking spaces, per Sections 12.200.030.B.1 and 12.96.070.D.10.c of the of the San Bruno Municipal Code. Echo Liu (Applicant), Shui Ben Lau (Owner). **UP-15-001, PE-16-003**

**6. DISCUSSION**

**A. CITY STAFF DISCUSSION**

- Select the May 12, 2016 Architectural Review Committee members

**B. PLANNING COMMISSION DISCUSSION**

**7. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on April 19, 2016 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.